WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Pamela Hutchins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~7-24-2010~~ (AFFIX SEAL)

Notary Seal present, but could not be reproduced.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN ~~37067~~

~~Bill Garrett~~
~~Davidson County Register of Deeds~~

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Spell	**Magna Bank**	11200013300
(NAME) 4056 Manning Hollow Road	(NAME) **P.O. Box 17257**	
(ADDRESS) Pegram, TN 37143	(ADDRESS) **Memphis, TN 38187-0257**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Covina R. Bryson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Spell and Holly Spell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Jerry D. Heath Subdivision of record in Plat Book 6200, Page 125, Register's Office for said County to which reference is made for a more particular description.

Being the same property conveyed to Covina R. Bryson, by Cash Deed dated April 28, 1995 from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 9678, Page 419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4056 Manning Hollow Rd., Pegram, TN 37143

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/03/07 14:36 2 pgs
Fees:13.00 Taxes:650.83
20071203-0139986

Witness my hand this 27 day of November, 2007.

Covina R. Bryson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Covina R. Bryson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27 day of November, 2007.

Commission expires:

11/14/09

Notary Public

